



Apartment 8, Southwood Court Southend Road, Billericay, CM11 2RA

Guide Price £175,000

- ONE BEDROOM
- NO ONWARD CHAIN
- CLOSE TO LOCAL SHOPS
- RETIREMENT COMPLEX
- COMMUNAL GARDENS
- GARDEN ACCESS
- GROUND FLOOR
- BUS ROUTE CLOSE BY
- RESIDENTS LOUNGE
- MODERN SHOWER ROOM

Located within a popular retirement development, is this well-presented one bedroom ground floor apartment, conveniently positioned close to a local shopping parade and on main bus routes to Billericay and the surrounding areas. Upon entry is the spacious hallway, benefiting from a large walk-in storage cupboard. The lounge offers space for both living and dining furniture, with a door opening onto the enclosed patio area. Accessed from the lounge is the fitted kitchen, which benefits from integrated appliances and ample storage. The double bedroom benefits from fitted wardrobes and is served by a modern shower room with a walk-in shower. The development offers a range of communal facilities, including a residents' lounge, guest suite for visiting family and friends, and ample communal parking for both residents and visitors. The property is ideally positioned for local amenities and public transport links, making it a convenient choice for those looking to enjoy independent retirement living.



Council Tax Band: D



Entrance Hall

Living / Dining Room

17'8 x 9'9

Kitchen

7'3 x 6'11

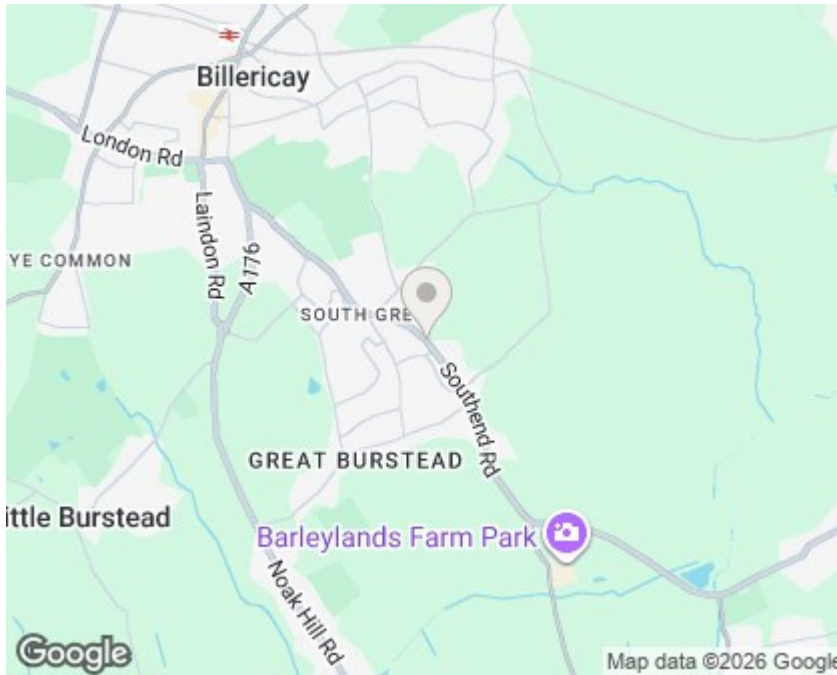
Bedroom

14'9 x 9'5

Shower Room

6'11 x 5'7





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

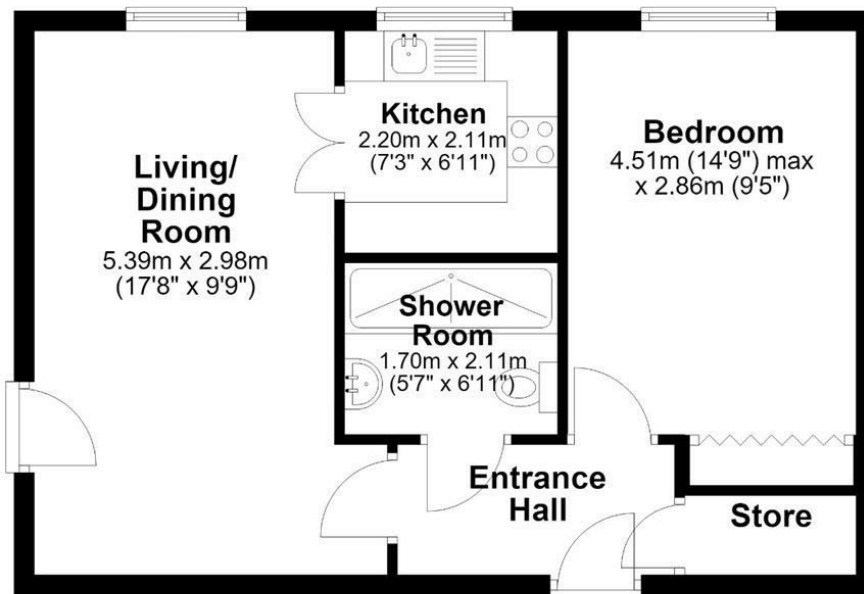
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 43.9 sq. metres (472.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Southwood Court